

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
MARCH 24, 1971

An adjourned regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. on Wednesday, March 24, 1971 in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - EHRHARDT, HUGHES, KATNICH,
KIRSTEN (arrived 8:08 p.m.)
and SCHAFFER (Mayor)
(arrived 8:08 p.m.)

Absent: Councilmen - None

PLEDGE Vice Mayor Hughes led the Pledge of Allegiance to the flag.

MINUTES On motion of Councilman Katnich, Ehrhardt second,
the Minutes of March 3, 1971 were approved as
written and mailed.

Vice Mayor Hughes requested the Planning Commission report at this time, stating that both Mayor Schaffer and Councilman Kirsten would be arriving a few minutes late, and the public hearings would be delayed until they arrived.

PLANNING COMMISSION

The City Manager gave the following report of the City Planning Commission meetings of March 8 and March 22, 1971:

REZONE
116 N. PLEASANT
TO C-2

The Planning Commission recommended the approval of the request of Mrs. Inez Huppert for a change in zoning from the R-HD, High Density Multiple-Family Residential District to the C-2, General-Commercial District for a 52' by 60' parcel located at 116 North Pleasant Avenue.

On motion of Councilman Ehrhardt, Katnich second, the matter was set for public hearing on April 7, 1971.

AMEND CODE TO INCLUDE SMALL THEATERS IN C-S DISTRICT	The Planning Commission recommended that the Uses Permitted section of Section 27-9A (C-S, Commercial Shopping District) of the Code of the City of Lodi be amended to include "Theaters with a maximum seating capacity of 400." On motion of Councilman Katnich, Ehrhardt second, the matter was set for public hearing on April 7, 1971.
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REZONE
1401 W.
LOCKEFORD
TO R-GA

The Planning Commission also recommended approval of the modified request of Mr. C. R. Lohr by Mr. Robert K. Elliott for the rezoning of the south one-half of a parcel located at 1401 West Lockeford Street from the R 2, Single-Family Residential District to the R-GA, Garden-Apartment Residential District.

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OF INTEREST

Other actions of interest were as follows:

1. Gave preliminary approval to the following residential densities for the Rivergate-Mokelumne Subdivision which is a 47-acre tract encompassing the former Sanguinetti property on the north side of West Turner Road:
 - a. That the areas shown as single-family be at a density that the developers feel is reasonable for their development;
 - b. That the areas adjacent to Turner Road which are indicated for multiple-family use be developed at the same density as permitted in the City's R-GA, Garden Apartment Residential District (i.e., approximately 20 units to the acre).
 - c. That the areas designated for multiple-family that are not adjacent to Turner Road be at a density of 10 units to the acre.
2. Approved the request of the Riverside Mobilehome Park by Mr. James F. Culbertson for a Use Permit to establish a mobilehome park to be constructed in stages on the east side of the East Frontage Road north and south of the future extension of East Turner Road in an area zoned C-2, General Commercial.

The Planning Commission also approved for construction Phase I of this project which encompasses the area north of Turner Road to the Mokelumne River.

3. Recommended that the San Joaquin County Board of Zoning Adjustment approve the request of Mr. Walter Norby and Mr. Joseph Monnie for a Use Permit to establish a storage yard for plastic pipe and office on a triangular parcel north of the point where Cherokee Lane meets the U.S. 50 Freeway south of Lodi in an area zoned I-PA, Interim-Protective Agriculture.
4. Approved the request of Popeye's Drive-in Restaurant by Mr. Warren McMillen for a Variance to permit the relocation of a pole sign at 410 West Kettleman Lane in an area zoned C-S, Commercial Shopping.

A Variance to increase the allowable sign area on this same parcel was continued pending further determinations by the Planning Department.

5. Reviewed the proposed 1385-unit mobilehome park located between the cities of Galt and Lodi adjacent to Woodson and Jahant Roads. No action is anticipated on this County Referral because of its distance from Lodi.

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6. Continued the consideration of the Specific Plans of East Lockeford Street between North Washington Street and North Cherokee Lane and Calaveras Street between East Lockeford Street and Murray Street until 7:30 p.m., April 26, 1971 in order to provide time adequate for the Board of Directors of the Lodi Grape Festival to review the various alternatives.
7. Denied the request of Mr. and Mrs. Howard A. Wilson for a change in zoning for a parcel located at the southwest corner of West Turner Road and Parkview Avenue from the R-2, Single-Family Residential District to the R-GA, Garden Apartment Residential District.
8. Approved the request of Mr. Ted T. Rodacker for a Use Permit to establish a storage yard for automobiles (no dismantling) and towing service headquarters at 102 East Walnut Street in an area zoned M-1, Light Industrial.
9. Denied the request of Swearingen-Jentoft Oldsmobile by Pacific Neon Company for a Variance to permit the installation of a sign with a 9-foot overhang where a maximum overhang of 6 feet is allowed at 216 South Sacramento Street in an area zoned C-M, Commercial-Light Manufacturing.
10. Joined with the Planning Commissions of Manteca, Tracy, and Stockton and urged the San Joaquin County Planning Commission to (a) establish a moratorium for at least 120 days on the issuance of Use Permits for a single unit mobilehome on an individual lot and (b) adopt a Mobile-home Park Development Ordinance which will limit mobilehomes and travel trailers to mobilehome parks except in very limited situations such as a part-time agricultural worker in a very isolated location.

Mayor Schaffer and Councilman Kirsten arrived (8:08 p.m.) and Mayor Schaffer assumed chairmanship of the meeting.

PUBLIC HEARINGS

APPEAL -
C.R. LOHR
CONTINUED

ORD. NO. 945
INTRODUCED

Mayor Schaffer stated the public hearing on the appeal of Attorney Robert K. Elliott on behalf of Mr. C. R. Lohr from the decision of the Planning Commission in denying his request for a change in zoning from the R-2, Single-Family Residential District to the R-GA, Residential-Garden Apartment District for a parcel located 1401 West Lockeford Street had been continued from the meeting of March 3, 1971. He called for continuation of the hearing.

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City Manager Graves presented a supplemental report from the Planning Commission which recommended the south one-half of the lot be rezoned to the R-GA District and the north one-half which abuts the cul-de-sac portion of Graffigna Avenue remain in the R-2 District. The Planning Commission had also instructed the Site Plan and Architectural Review Committee that no two-story structure would be permitted on the property. Planning Director Schroeder presented a drawing of the area proposed for rezoning.

Attorney Robert K. Elliott, 228-230 West Pine Street, spoke on behalf of the request to rezone the south one-half of the parcel to the R-GA District. There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Councilman Kirsten, Hughes second, the Council introduced Ordinance No. 945 rezoning the south 112 feet of a parcel located at 1401 West Lockeford Street to be in the R-GA, Residential-Garden Apartment District.

APPEAL -
G. J. KRAMER

Notice thereof having been published in accordance with law, Mayor Schaffer called for the public hearing on the appeal of the Planning Commission in denying the request for a change in zoning from the R-1, Single-Family Residential District to the R-GA, Residential-Garden Apartment District for a four-acre parcel located on the west side of Mills Avenue between Lodi Avenue and Pine Street.

Planning Director Schroeder introduced the matter by presenting a drawing of the area proposed for rezoning. He stated that the applicant proposed to purchase the site from the Saint John's Episcopal Church of Lodi which had planned to construct a church on the property.

Attorney Lindsay P. Marshall, 404 West Pine Street, representing the appellant, Mr. Kramer, spoke in favor of the request and stated that Mr. Kramer proposed to purchase the property subject to R-GA zoning.

The following persons spoke in opposition to the rezoning:

Mr. John Nelson, 261 South Mills Avenue
Mrs. Eunice Benson, 231 South Mills Avenue
Mr. Henry Geisler, 214 Benson Drive
Mr. Donald Smith, 220 South Mills Avenue

There being no others in the audience wishing to speak on the matter, the public portion of the public hearing was closed.

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Under the discussion by the Council, Councilman Katnich questioned to what extent development of the parcel could be restricted if the property were to be rezoned to the R-GA District. Planning Director Schroeder explained that the Site Plan and Architectural Committee could limit height of structures but could not restrict land use. The Council discussed the possibility of establishing a new multiple-family zone that would provide for a density less than the R-GA District, but permit triplexes and certain types of apartment structures. The Council then, on motion of Councilman Kirsten, Ehrhardt second, unanimously denied the appeal of Mr. Gene J. Kramer.

Councilman Kirsten then moved the Planning Commission recommend a new multiple-family district that will provide for a density less than the R-GA, Residential-Garden Apartment District, but one which will permit triplexes and certain types of apartment structures. The motion was seconded by Councilman Ehrhardt and carried by unanimous vote.

LODIAN SINGERS

Mayor Schaffer introduced a group of young people known as the Lodian Singers from the Lodi Academy. The group, under the direction of Mr. Hugh Winn, entertained the Council by singing "America". They will be conducting a goodwill concert tour of Canada and the Northwest beginning April 25. Mayor Schaffer expressed appreciation in having such a fine group of young persons represent the City of Lodi and wished them success for their tour.

FOREIGN EXCHANGE STUDENT

Councilman Walter Katnich introduced Hokon Ivarson, a foreign exchange student from Sweden who is presently living and attending school in Lodi.

COMMUNICATIONS

HIGHWAY 12 ASSOCIATION

A letter was read from Mr. Braid Pessaglia, President of the Highway 12 Association, requesting the City Council to determine if there was need for improvement in the areas of lighting and markings at the Highway 12-Fairmont Avenue intersection.

FOLSOM SOUTH CANAL

A resolution urging additional funds in the 1971-72 Federal budget for the extension of Folsom South Canal was received from the Board of Supervisors of the San Joaquin County Flood Control and Water Conservation District.

PUC

A notice of Hearing before the Public Utilities Commission in the matter of the application of Pacific Southwest Airlines for a certificate of public convenience and necessity in either direction between San Francisco-Stockton-Fresno, and Los Angeles with through and connecting services to San Diego and Sacramento and to overfly Stockton or Fresno was read. Public hearing is scheduled for Monday, April 19, 1971 in San Francisco.

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REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$335,752.93 were approved on motion of Councilman Ehrhardt, Katnich second.

MUNICIPAL SERVICE CENTER PLANS APPROVED

City Manager Graves introduced Mr. Marion J. Varner, the City's architect for the proposed Municipal Service Center. Mr. Varner presented preliminary plans for the proposed Center and answered questions of the Council. After review of the preliminary plans, Councilman Kirsten moved Council approval of the plans as presented and authorized the City Manager to proceed with the project within the limits of the previously authorized expenditures. The motion was seconded by Councilman Katnich and carried by unanimous vote.

AWARD - SURVEY VAN

RES. NO. 3491

Only one bid was received for the furnishing of a survey van for the Public Works Department. The bid was from Loewen Auto Company in the amount of \$2,518.75. The City Manager recommended awarding the bid. On motion of Councilman Ehrhardt, Kirsten second, the Council adopted Resolution No. 3491 awarding the contract for the furnishing of one survey van to Loewen Auto Company for the amount of the bid.

AWARD - COMPACT CARS

RES. NO. 3492

The City Manager presented bids for the furnishing of four compact sedans for the Public Works Department as follows:

Loewen Auto Company	\$7,574.64
Weil Motors	7,771.32
Geweke Ford	7,878.59
Courtesy Lincoln-Mercury	8,086.00

The City Manager recommended the award be made to the low bidder. On motion of Councilman Hughes, Ehrhardt second, the Council adopted Resolution No. 3492 awarding the contract for the furnishing of four compact sedans to Loewen Auto Company for a total amount of \$7,574.64.

AWARD - STANDARD AUTO

RES. NO. 3493

The City Manager presented bids for the furnishing of a standard sedan for the Public Works Department as follows:

Weil Motors	\$2,894.69
Loewen Auto Company	2,910.00
Geweke Ford	2,924.24

He recommended the award be made to the low bidder. On motion of Councilman Ehrhardt, Katnich second, the Council adopted Resolution No. 3493 awarding the contract for the furnishing of one standard sedan to Weil Motors for the amount of the bid.

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AWARD -
PICKUP TRUCK

Bids were then presented for two pickup trucks for the Public Works Department as follows:

RES. NO. 3494	Loewen Auto Company	\$ 5,209.42
	Geweke Ford	5,468.26

The City Manager recommended the award be made to the low bidder. On motion of Councilman Kirsten, Ehrhardt second, the Council adopted Resolution No. 3494 awarding the contract for the furnishing of two pickup trucks to Loewen Auto Company for the amount of the bid.

AWARD -
LOCKEFORD ST.
STORM DRAIN

The City Manager presented bids on the Lockeford Street Storm Drain - School Street to Sacramento Street as follows:

RES. NO. 3495	William Burkhardt	\$ 15,844.11
	R.C. & E. Company	19,930.00
	Sub-Surface Pipelines	20,176.15
	Parrish, Inc.	21,789.00
	Teichert & Son	25,428.00

The City Manager recommended the award be made to William Burkhardt, the low bidder. On motion of Councilman Ehrhardt, Hughes second, the Council adopted Resolution No. 3495 awarding the contract for the construction of the Lockeford Street Storm Drain - School Street to Sacramento Street to William Burkhardt for a total amount of \$15,844.11.

SPECS -
12 KV TRANS-
FORMERS

On motion of Councilman Kirsten, Katnich second, the Council approved specifications for 12 KV distributions transformers and authorized advertising for bids thereon.

PARALLEL PKG -
CRESCENT AVE.

RES. NO. 3496

The City Manager presented a report from the Public Works Director recommending that parallel parking be re-established on Crescent Avenue south of Lodi Avenue. He explained that Crescent Avenue is now being improved as a through street between Lodi Avenue and Kimberly Drive and it will be necessary to return the parking on Crescent Avenue from angle parking to parallel parking and also eliminate the "No Parking" zone on the west side of Crescent Avenue. The City Manager recommended the adoption of a resolution which would rescind Resolution No. 2478 and thereby re-establish parallel parking. On motion of Councilman Ehrhardt, Hughes second, the Council adopted Resolution No. 3496 rescinding Resolution No. 2478 thereby eliminating the "No Parking" zone on the west side of Crescent Avenue south of Lodi Avenue and re-establishing parallel parking on Crescent Avenue.

S.P. AGREEMENT

RES. NO. 3497

On motion of Councilman Kirsten, Ehrhardt second, the Council adopted Resolution No. 3497 approving an agreement with the Southern Pacific Company providing for new locations of the 21-inch sanitary sewer and 10-inch water mains crossing the Southern Pacific Company tracks at Kettleman Lane and authorized the Mayor to execute same.

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YIELD SIGNS -
CHESTNUT - LEE

RES. NO. 3498

The City Manager presented traffic report from the Public Works Director recommending that Yield signs be installed on Chestnut Street at Lee Avenue. Councilman Ehrhardt then moved adoption of Resolution No. 3498 establishing Yield signs on Chestnut Street at Lee Avenue. The motion was seconded by Councilman Kirsten and carried by unanimous vote.

LOCKEFORD ST.
IMPROVEMENTS

After discussion concerning the priority of the Lockeford Street improvements, the Council, on motion of Councilman Hughes, Ehrhardt second, authorized deletion of this project from the 1970-71 budget.

FESTIVAL
REQUEST
TREE REMOVAL

City Manager Graves reported he had received a verbal request from Mr. Clarence Jackson, Manager of the Lodi Grape Festival, for the removal of the walnut trees along the Lockeford Street frontage of the Festival grounds. He explained that, under the City Council's policy, he could not authorize removal of the trees in the public right of way unless it is determined they are either dead, dying or creating a hazard. The Public Works Director had determined that the trees do not meet this criteria.

Mr. Ralph B. Miller, 1521 Edgewood Drive, speaking on behalf of the Festival Board, requested removal of the trees stating they obstruct visibility of a Festival sign.

After discussion, the Council agreed to delay action on the request of the Festival until the next meeting so that they might make a personal inspection of the trees.

APPROVING
COMMUNITY
DEVELOPMENT
PROGRAM

RES. NO. 3499

On motion of Councilman Ehrhardt, Hughes second, the Council adopted Resolution No. 3499 approving the preparation of a Community Development Program for the City of Lodi and the filing of an application for a Federal grant to assist in financing its preparation.

UNEMPLOYMENT
PROBLEM

City Manager Graves reported that a representative of the Manpower System Coordinating Committee had recently called upon him requesting that the unemployment problem in San Joaquin County be brought to the attention of the City Council and asked that the City Council do whatever it could to reduce this problem within the County.

MAYORS' &
COUNCILMEN'S
LEGISLATIVE
INSTITUTE

Mayor Schaffer advised the Council of the Mayors' and Councilmen's Legislative Institute to be held in Sacramento May 10 through May 12, 1971.

LAFCO

Councilman Ehrhardt reported on recent meetings of the Local Agency Formation Commission.

LABOR
RELATIONS

Mayor Schaffer reported on the Labor Relations Institute which the League of California Cities conducted in San Francisco on March 17, 18 and 19, 1971, and which the Council and members of the City staff attended.

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REMODEL
COUNCIL
CHAMBERS

Councilman Kirsten stated he felt consideration should be given to the remodeling of the Council Chambers in the near future. The Council discussed this suggestion and generally agreed with Councilman Kirsten. City Manager Graves explained that plans have been discussed to construct a wing on the east end of City Hall for a new Council Chambers. He felt it would not be economically advisable to remodel the Council Chambers at this time.

MOKELUMNE
RIVER
DEVELOPMENT

Councilman Hughes expressed concern that property south of the Mokelumne River (Lodi Rivergate, Inc.) may be developed in the near future, and he felt an area should be preserved for a bridge in the event it should be necessary to span the river at a later date. After discussion, the Council requested the City staff to study the proposed development to determine the feasibility of spanning the river at this location and the required right of way to accommodate such a street and bridge.

ORDINANCES

ADOPT SPECIFIC
PLAN FOR
LOCKEFORD ST
BTWN SP R/W &
WASHINGTON ST


ORDINANCE NO. 944, entitled, "AN ORDINANCE ADOPTING A SPECIFIC PLAN FOR LOCKEFORD STREET BETWEEN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AND WASHINGTON STREET," having been introduced at a regular meeting on March 3, 1971, was brought up for passage on motion of Councilman Kirsten, Katnich second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

ORD. NO. 944
ADOPTED

Ayes: Councilmen - Ehrhardt, Hughes, Katnich,
Kirsten and Schaffer
Noes: Councilmen - None
Absent: Councilmen - None

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 11:00 p.m. on motion of Councilman Kirsten, Ehrhardt second.


Attest: BESSIE L. BENNETT
City Clerk